

## **CONTENTS**

The Master Plan is the primary planning document for the New Jersey Meadowlands Commission (NJMC). It presents a cohesive set of planning principles and standards adopted by the NJMC to guide future development while protecting the resources of the Meadowlands District. The result is a policy framework to promote the careful balancing of environmental and economic development needs throughout the District. The policies and principles of the Master Plan will be effectuated through the NJMC's regulations, codified at N.J.A.C. 19:3-1.1 *et seq.*

The document is composed of three sections and their corresponding chapters, followed by a series of maps:

### **SECTION I: VISION STATEMENT**

#### **Chapter 1. A Vision for the Meadowlands District**

This section and its chapter describe the purposes of the NJMC; its original master plan, the Hackensack Meadowlands Comprehensive Land Use Plan; the NJMC's vision statement and goals for the Meadowlands District; and the features of the Master Plan that contribute to an innovative and valuable planning document.

### **SECTION II: HISTORICAL AND CURRENT CONDITIONS**

The chapters of Section II include basic background information that is beneficial to the development of the comprehensive plan. They describe existing conditions and emerging patterns in the Meadowlands District:

#### **Chapter 2. History and Baseline Data**

#### **Chapter 3. Land Use**

#### **Chapter 4. Housing**

#### **Chapter 5. Environmental Preservation and Enhancement**

#### **Chapter 6. Circulation**

#### **Chapter 7. Community Facilities**

#### **Chapter 8. Economic Vitality**

#### **Chapter 9. Historic Preservation**

Major conditions and trends are identified in a summary of "Key Conditions" at the conclusion of each chapter.

### SECTION III: MEADOWLANDS DISTRICT PLAN

The chapters of Section III present the comprehensive plan:

#### **Chapter 10. Systems Plans**

Systems plans reflect strategies that affect more than one planning area within the District, generally the District as a whole. Systems include these six functional areas: natural environment, economic development, transportation, housing, community facilities, and historic and archeological heritage.

#### **Chapter 11. Area Plans**

Area plans present strategies for each of the planning areas that compose the Meadowlands District.

#### **Chapter 12. Plan Implementation**

The chapter describes how the NJMC will carry out the plan. It begins with comparisons of the Master Plan's vision and strategies to master plans of the District's constituent municipalities and counties, the New Jersey State Development and Redevelopment Plan, and other pertinent plans.

The chapter also describes how the NJMC will carry out the plan. The "Sustainable Meadowlands" initiative will provide a framework for tracking the sustainability of the District through a baseline assessment of the District, a series of technical studies necessary to implement the plan's strategies, and an ongoing monitoring process. Monitoring will ensure that actions are implemented, assess their impacts, and assist with guiding change. A mechanism for revising the plan is included to address changing circumstances.

### GLOSSARY

The glossary includes definitions of technical terms used throughout the document.

### MAPS

The series of maps visually depict the existing conditions described in chapters 1 through 9 and the land use plan of Chapter 11:

- 1 Regional Location
- 2 District Municipalities
- 3 Existing Land Use
- 4 Redevelopment Areas
- 5 Waterways & Sub-Watershed Areas
- 6 Flood Hazard Areas
- 7 Wetlands & Waterways
- 8 Roadway Network
- 9 Rail System—Passenger & Freight
- 10 Bus Routes & Park-and-Ride Facilities
- 11 Community Facilities
- 12 Utility Service Areas
- 13 Historic Resources
- 14 Green Map
- 15 Land Use Plan